

192185804-ALF

2014-000189

Klamath County, Oregon

01/09/2014 01:25:55 PM

Fee: \$52.00



After recording return to:
Gerald A Garidel and Lia L Brock
13649 Hwy 66
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Gerald A Garidel and Lia L Brock
13649 Hwy 66
Klamath Falls, OR 97601

File No.: 7021-2185804 (ALF)
Date: December 05, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul M. Zerr and Synthia A. Zerr as tenants by the entirety, Grantor, conveys and warrants to **Gerald A Garidel and Lia L Brock**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ROBERT BRUCE ANDERSON BY DEED RECORDED NOVEMBER 20, 1968 IN VOLUME M68 PAGE 10291, SAID POINT BEING ON THE WEST LINE OF SAID SECTION 32, 1152.09 FEET, MORE OR LESS, SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID ANDERSON TRACT A DISTANCE OF 808.19 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 66; THENCE SOUTH 01° 33' 30" EAST LONG SAID HIGHWAY A DISTANCE OF 186.77 FEET TO THE NORTH BOUNDARY LINE OF LOT 1; THENCE NORTH 89° 50' 15" WEST ALONG SAID NORTH BOUNDARY LINE A DISTANCE OF 806.82 FEET TO THE SECTION LINE BETWEEN SECTION 31 AND 32; THENCE NORTH 02° 00' 07" WEST ALONG SAID SECTION LINE A DISTANCE OF 184.53 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

F
57.00

Consideration \$324,000.00

BEGINNING AT A 1/2" IRON PIN, SAID PIN BEING ON THE WEST LINE OF SAID SECTION 32, 1152.09 FEET, MORE OR LESS, SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE DUE EAST 290 FEET TO A POINT; THENCE DUE SOUTH 02° 00' 07" EAST, 184.53 TO A POINT; THENCE NORTH 89° 50' 15" WEST, 290 FEET TO A BRASS MONUMENT; THENCE NORTH 02° 00' 07" WEST, 184.53 FEET TO THE POINT OF BEGINNING.

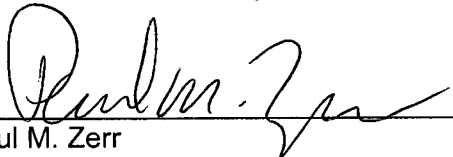
Subject to:

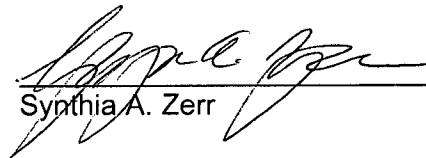
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$324,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3 day of JANUARY, 2014.

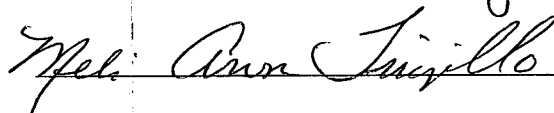

Paul M. Zerr


Synthia A. Zerr

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3rd day of January, 2014
by **Paul M. Zerr and Synthia A. Zerr.**




Meli Ann Trujillo
Notary Public for Oregon
My commission expires: 11-17-17